



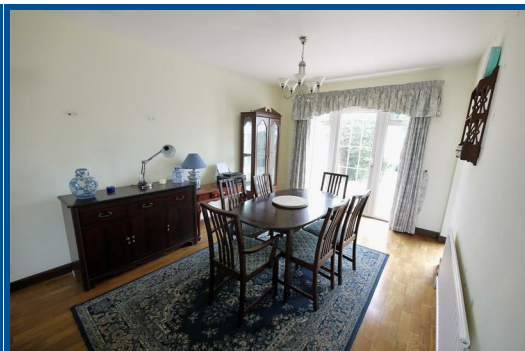
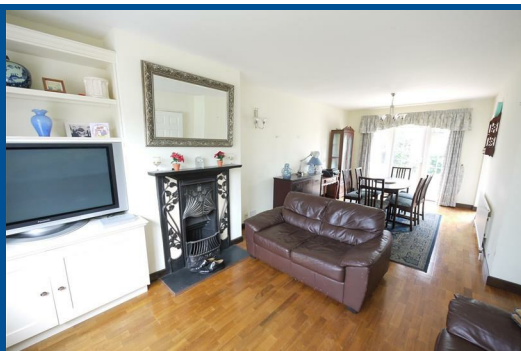
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Cuffley: Tel: 01707 872111



GOFFS CRESCENT, GOFFS OAK, HERTFORDSHIRE



VIEWING RECOMMENDED!
PRICE £549,950 FREEHOLD

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- **24' LIVING ROOM • FITTED KITCHEN • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS • BATHROOM • ENSUITE CLOAKROOM • DETACHED GARAGE • APPROX 60' GARDEN**

Surprisingly spacious Semi Detached House situated in this quiet and popular cul de sac just off Jones Road within a few minutes level walk of a local parade of shops and within easy reach of Cuffley with its Main Line Station to Moorgate.

The house is arranged on three floors and has the benefit of gas fired heating and double glazing and offers the following family sized accommodation which must be inspected to be fully appreciated.

EARLY VIEWING RECOMMENDED

Georgian styled opaque double glazed door to:-

Reception Hallway:-

Polished wood floor. Stairs to the first floor with timber balustrade and storage cupboard beneath. Radiator.

Downstairs Cloakroom:-

Half tiled walls with dado rail over. Low flush wc suite. Wash hand basin. Ceramic tiled floor. Opaque Georgian styled window to the front and high level window to the side.



Living Room:- 24'3 x 11'8 narrowing to 10' in dining area

Dual aspect room with Georgian styled double glazed windows to the front and Georgian styled double glazed windows and casement door to the rear garden. Double and single radiators. Polished wood floor. Feature ornate fireplace with adjacent storage cupboard and fitted book and display shelves. Archway to kitchen:-



Alternative View of Living Room



Dining Area:-



Kitchen:- 11'3 x 7'8

Stainless steel bowl and quarter sink unit with mixer taps and cupboards under. Range of matching wood trimmed floor and wall storage cupboards. Part tiled walls. Pantry cupboard beneath the stairs housing a 'Vaillant' gas fired boiler. Plumbing for washing machine. Ceramic tiled floor. Fitted gas cooker and 4 ring gas hob. Part glazed door and window to the rear garden

On The First Floor:-

Landing:-

Double glazed window to the side. Polished wood floor.



Bedroom 1:- 12'6 x 10'10

Double radiator. Georgian styled double glazed windows to the front. Range of floor to ceiling fitted wardrobes with dressing table inset.



Bedroom 2:- 11'4 x 11'

Georgian styled double glazed windows to the rear garden. Double radiator. Built in airing cupboard with insulated tank fitted with an immersion heater.

Bedroom 3:- 7'6 x 6'11

Double radiator. Georgian styled double glazed windows to the front.



Half Tiled Bathroom:-

White suite comprising enclosed bath with mixer taps and hand held shower attachment. Pedestal wash hand basin. Low flush wc suite. Walk in shower cubicle. Radiator. Georgian styled opaque double glazed window to the rear.

On The Second Floor:-

Small Landing:-

Timber Balustrade. Access to:-



Bedroom 4:- 14'6 x 10'6 overall with sloping roof

Double glazed skylight window. Radiator. Built in eaves storage cupboard. Laminate wood floor. Door to:-

En Suite Cloakroom:-

Half tiled walls. Low flush wc suite. Wash hand basin with mixer tap. Extractor fan.

Outside:-

Detached Garage:- 16' x 8'

Electric light and power. Up and over door to shared frontal drive. Additional own parking space to the front.



The Gardens:-

The garden is about 60' long in total and has Paved patio being about 17' x 15' with steps down to lawn. Timber gate to the sideways.



Rear of Garden:-



Rear View of Property